



Property Description

Beautifully presented and spacious, three-bedroom, modern detached family home, with gardens and detached double garage. Located in a quiet cul-de-sac of the desirable village of Ratho, west of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, sunroom, two double bedrooms, a single bedroom and a family bathroom.

Highlights include a modern fitted kitchen, contemporary flooring and lighting, gas central heating, double glazing, a Yale house alarm and good integrated storage including a floored loft.

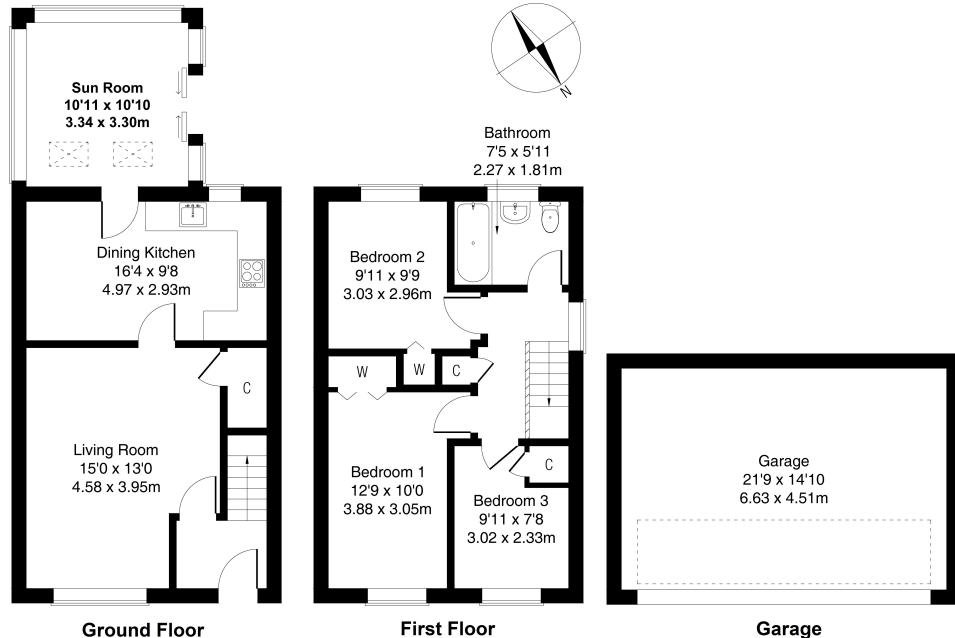
Externally there is a lawn to the front and a concrete multi-vehicle driveway continuing to the side; whilst to the rear, there is a lawn, a storage shed and a patio. This leafy and sought after residential area also offers additional unrestricted on-street parking and visitors' parking bays.

The welcoming entrance hall opens into the front-facing living room which features carpeted flooring, a central light fitting and an understairs cupboard. Set off the living room, the well-sized kitchen/dining room offers space for dining furniture and features access to a southerly facing sunroom providing further family space. The kitchen is fitted with modern units and worktops, a tiled surround, a sink with drainer, spotlights; an integrated gas hob, oven and extractor hood; and a freestanding fridge/freezer.

Upstairs, the main bedroom is set to the front with carpeted flooring, a built-in wardrobe, a central light fitting and a TV wall mount; whilst two further bedrooms are set to opposite aspects, similarly well finished with built-in storage, carpeted flooring and TV wall mounts. Completing the accommodation, the bathroom is set to the rear with a three-piece suite, a shower over the bath, modern panelling and a ladder-style radiator.

A 360 Virtual Tour is available online.

mov⁸ 4 Hallcroft Close, Ratho, Newbridge, EH28 8SD
Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ratho is a thriving rural village, eight miles west of Edinburgh city centre. A renowned stop on the Union Canal, Ratho benefits from a selection of local shops, post office, library, garage, canal marina, and the popular The Bridge Inn hotel and restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International

Climbing Arena and Ratho Park Golf Club. Ratho Primary School serves the local community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. Ratho is conveniently placed for the M8, M9 and Edinburgh city bypass, and is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.





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